

## Description of Meetings and Discussion Topics

### *December 7, 2004*

Presentation from Jim Westkott, Colorado State Demographer and Bill Kendall, President of the Center for Business and Economic Forecasting. Discussion centered on base jobs analysis and housing needs as a function of job creation.

### *January 4, 2005*

Presentation from Dan Guimond, President, Economic and Planning Systems, Inc, of Denver (EPS). Mr. Guimond presented on the economic impacts report conducted by EPS for the Colorado Housing Trust Fund Coalition.

### *February 1, 2005*

Division of Housing staff presented on the multiple housing programs and funding sources available to agencies and organizations in Colorado.

### *March 1, 2005*

Roundtable report from the Grand Junction housing Roundtable. Colorado Division of Housing staff reported on the "Housing Continuum." "Housing Continuum" refers to the several different types of housing including homeless shelters, transitional housing, affordable rental housing, long-term homeownership housing, etc.

### *April 5, 2005*

Inclusionary Zoning Discussion with Jacky Morales-Ferrand of the City of Denver, John Pollak of the City of Boulder, Steve Klausing of KB Homes and Gene Myers of New Town Builders. Ms. Morales-Ferrand and Mr. Pollack concluded that inclusionary zoning can be quite successful in producing additional affordable housing. Mr. Klausing and Mr. Myers concluded that inclusionary zoning measures put undue financial and regulatory burdens on builders and are counter-productive.

### *May 3, 2005*

Roundtable Reports from the Glenwood Springs/Rural Resort Roundtable and the Fort Morgan/Northern Colorado Housing Roundtables.

### *June 7, 2005*

Roundtable Reports from the Denver Metro Roundtable and the Pueblo/Southern Colorado Roundtable.

### *July 5, 2005*

Nestor Davidson of University of Colorado School of Law presented recent research on the effectiveness and overall impacts of various housing regulations.

### *August 2, 2005*

Roundtable Report from El Paso/Teller County Roundtable. The panel also discussed the possibility of using recent Government Sponsored Enterprise reform legislation as a means to fund affordable housing.

### *September 6, 2005*

In the final months of the Panel process, the Blue Ribbon Panel met primarily to edit and discuss several drafts of the Blue Ribbon Panel Report. The Panel worked to establish a consensus on its recommendations, and measures that proved controversial within the group were eliminated as final recommendations.

### *October 4, 2005*

The Panel amended and modified final recommendations for incorporation into final draft.

### *November 15, 2005*

Approval of Blue Ribbon Panel Recommendations.